

In 2003 the City provided financial assistance to AbilityFirst Irvine, a local nonprofit for the development of an affordable apartment complex with supportive services targeting persons with disabilities. This complex opened in the spring of 2007 and is located at the corner of Harvard Avenue and Walnut Avenue. The City also provided financial assistance to Jamboree Housing Corporation (JHC) for the development of two affordable apartment complexes totaling 233 units affordable to households earning 60 percent or less of the AMI. Both projects have on-site supportive services through JHC's program entitled Housing with HEART (Helping Educate, Activate and Respond Together), which assists residents in maintaining their self-sufficiency. Housing with HEART program activities vary by location since needs are assessed and programs provided based on input from the residents themselves. Services offered include health and safety classes, social activities, computer learning centers with Internet access, after-school tutoring, budgeting and parenting skills classes, home buying seminars, and referrals to local agencies.

### **Single-Room Occupancy**

Typically, a Single-Room Occupancy (SRO) unit is a multiple tenant building that houses one or two people in individual rooms (sometimes two rooms, or two rooms with a bathroom or half bathroom). SRO tenants typically share bathrooms and/or kitchens, while some SRO rooms may include kitchenettes, bathrooms, or half-baths. Most SRO units are small, with a gross floor area of less than 400 square feet. Each dwelling unit is restricted to occupancy by no more than two persons and is offered on a monthly or longer rental basis.

SRO units are one of the most traditional forms of affordable private housing for lower income individuals, including seniors and persons with disabilities. These units provide a valuable source of affordable housing and can serve as an entry point into the housing market for formerly homeless people.

The City facilitates and encourages the development of new SRO units as well as the rehabilitation of existing SRO units, which along with any other types of residential units are eligible to receive the density bonus as part of the City's Density Bonus Ordinance. The City includes SRO housing in its definition of hotel/motel and conditionally permits SRO units in the Multi-Use, Community Commercial, IBC Mixed Use, Industrial, Medical and Science, and Trails and Transit Oriented Development zones. SRO units are also permitted in the Lower Peters Canyon Regional Commercial zone. The Irvine Inn is an existing SRO complex in the City that provides housing with supportive services for homeless or near homeless individuals.

The sites inventory contained in Appendix B lists numerous sites in the City that can accommodate SRO units in areas, such as the Great Park and the IBC. Both areas have capacities at 30 units per acre or greater to accommodate the construction of new SRO units. The Great Park currently has 18.7 acres of vacant land and the IBC has 34.4 acres of vacant land.

## **Housing Stock Characteristics**

### **Housing Units by Type**

The Census Bureau defines a housing unit as any of the following: a house, an apartment, a mobile home or trailer, a group of homes, or a single room intended for use as separate living quarters. Separate living quarters are those in which the occupants live separately from any other

individuals in the building, and that have direct access from outside the building or through a common hall.

### **Housing Unit Growth and Type**

Table C-15 shows the changes in the City's housing stock by type of housing between 2000 and 2012. The Department of Finance reported 83,792 units in the City in 2012, representing an increase of 59 percent between 2000 and 2012.

**Table C-15: Changes in Housing Stock – 2000 and 2012**

Housing Type	2000		2012	
	Number	Percent	Number	Percent
Single Family	34,328	64.0%	48,669	58.1%
Detached	21,364	39.8%	31,947	38.1%
Attached	12,964	24.1%	16,722	20.0%
Multiple-Family	18,362	34.1%	33,958	40.5%
2-4 Units	4,007	7.5%	4,420	5.3%
5 + Units	14,355	26.7%	29,538	35.3%
Mobile Homes and Other	1,022	1.9%	1,165	1.4%
<b>Total Units</b>	<b>53,712</b>	<b>100.0%</b>	<b>83,792</b>	<b>100.0%</b>

Sources:

1. Bureau of the Census, 2000 Census.
2. State Department of Finance, Population and Housing Estimates, May 1, 2012.

The majority of units in Irvine are single-family homes, comprising approximately 58 percent of all units. Of these, the majority (58 percent) were detached units. Multiple-family units represented a large portion of the housing stock, comprising about 40 percent of all homes.

### **Vacancy Rates**

Vacancy rates vary by tenure and often influence the cost of housing. In general, vacancy rates of five percent for rental housing and two percent for ownership housing are considered healthy, and suggest a balance between housing supply and demand. Vacancy rates for the City of Irvine are summarized in Table C-16. The City's 2010 vacancy rates of 3.3 percent for rental housing and 1.3 percent for ownership housing indicated a relatively healthy supply of rental and ownership housing opportunities.

**Table C-16: Vacancy by Tenure - 2000 – 2010**

	2000	2010
Rental vacancy rate	4.3%	3.3%
Owner vacancy rate	1.5%	1.3%
<b>Overall vacancy rate*</b>	<b>2.6%</b>	<b>5.9%</b>

\*Overall vacancy rate includes other vacant units (seasonally occupied, boarded up, rented/sold but not occupied, etc.)

Source: Bureau of the Census, 2000 & 2010 Census

Vacant housing can remain unoccupied for a variety of reasons. Some dwellings, for example, remain vacant because they are intended solely for seasonal, recreational or occasional use. Table C-17 details the status of Irvine's vacant housing units in 2000 and 2010.

**Table C-17: Occupancy Status of Housing Units (2000-2010)**

	2000	2010
<b>Total</b>	53,712	83,899
Occupied	51,190	78,978
Vacant	2,522	4,921
For rent	925	2,608
For sale only	455	910
Rented or sold, not occupied	216	287
For seasonal, recreational, or occasional use	687	592
Other vacant	205	524

Source: Bureau of the Census, 2000 and 2010 Census

### **Housing Age**

The age and condition of Irvine's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as a new roof, foundation work, and plumbing. Due to high household income and high housing values in Irvine, housing tends to be better maintained than in many other communities with similar levels of older housing stock. However, despite having sizable equity in their homes, some households (elderly households in particular) have limited incomes and may have difficulty maintaining their homes.

Irvine's housing stock is relatively new. Approximately one-third of all housing units in Irvine are 30 years or older (built prior to 1980), with another 21 percent of the units in Irvine approaching 30 years of age (built between 1980 and 1989). The age of the City's housing stock as defined by the year the units were built is shown in Table C-18.

**Table C-18: Housing Age**

Year Built	No. of Units	% of Total
Built 2005 or later	7,033	9.2%
Built 2000 to 2004	15,910	20.9%
Built 1990 to 2000	13,809	18.1%
Built 1980 to 1989	16,068	21.1%
Built 1970 to 1979	19,210	25.2%
Built 1960 to 1969	3,229	4.2%
Built 1950 to 1959	506	0.7%
Built 1940 to 1949	125	0.2%
Built 1939 or earlier	294	0.4%
<b>Total Units</b>	<b>76,184</b>	<b>100.0%</b>
Built prior to 1980		30.7%

Source: Bureau of the Census, 2006-2010 ACS.

As shown in Table C-19 below, certain areas of the City have a significantly higher percentage of older housing units. For example, nearly 1,000 homes in Census tract number 626.12 were built prior to 1970. Census tracts 626.29, 626.14, and 525.06 also have a substantial number of housing units that are 30 years or older. In general, this could indicate that housing rehabilitation and ongoing maintenance may be more of a need in these older portions of the City.

**Table C-19: Year Structure Built by Census Tract**

<b>Census Tract #</b>	<b>Units Built 1999-2010</b>	<b>Units Built 1970-1999</b>	<b>Earlier 1970</b>	<b>Total Housing Units</b>
524.17	392	1,974	42	2,408
524.18	3,858	1,252	9	5,119
524.20	5,259	1,523	20	6,802
524.21	0	1,910	54	1,964
524.26	1,437	0	0	1,437
525.05	0	1,785	164	1,949
525.06	0	700	128	828
525.11	113	2,120	89	2,322
525.13	0	2,303	52	2,355
525.14	0	2,101	41	2,142
525.15	247	3,135	0	3,382
525.17	2,693	1,323	46	4,062
525.18	1,737	1	0	1,738
525.19	0	1,606	19	1,625
525.20	0	1,305	30	1,335
525.21	0	2,170	26	2,196
525.22	0	1,429	8	1,437
525.23	0	1,424	101	1,525
525.25	2,526	2,412	63	5,001
525.26	21	1,238	107	1,366
525.27	375	2,199	95	2,669
525.28	0	1,202	44	1,246
626.04	3,846	0	0	3,846
626.10	2,283	1,086	16	3,385
626.11	0	1,541	3	1,544
626.12	0	1,804	959	2,763
626.14	92	1,859	370	2,321
626.26	0	1,045	34	1,079
626.27	0	1,425	44	1,469
626.28	12	965	21	998
626.29	0	725	191	916
626.30	0	750	7	757
626.31	0	1,143	124	1,267
755.15	487	0	0	487

Source: Census Bureau, 2006-2010 ACS

**Housing Conditions**

The City conducted a windshield housing conditions survey in 2012 based on the exterior evaluation of residential dwellings in specified areas of the City. The survey targeted seven neighborhoods with concentrations of older housing built prior to 1990. Figure C-2 illustrates the location of the target areas. Properties were rated on features such as landscaping, roofing and paint and were rated according to the following grade scale:

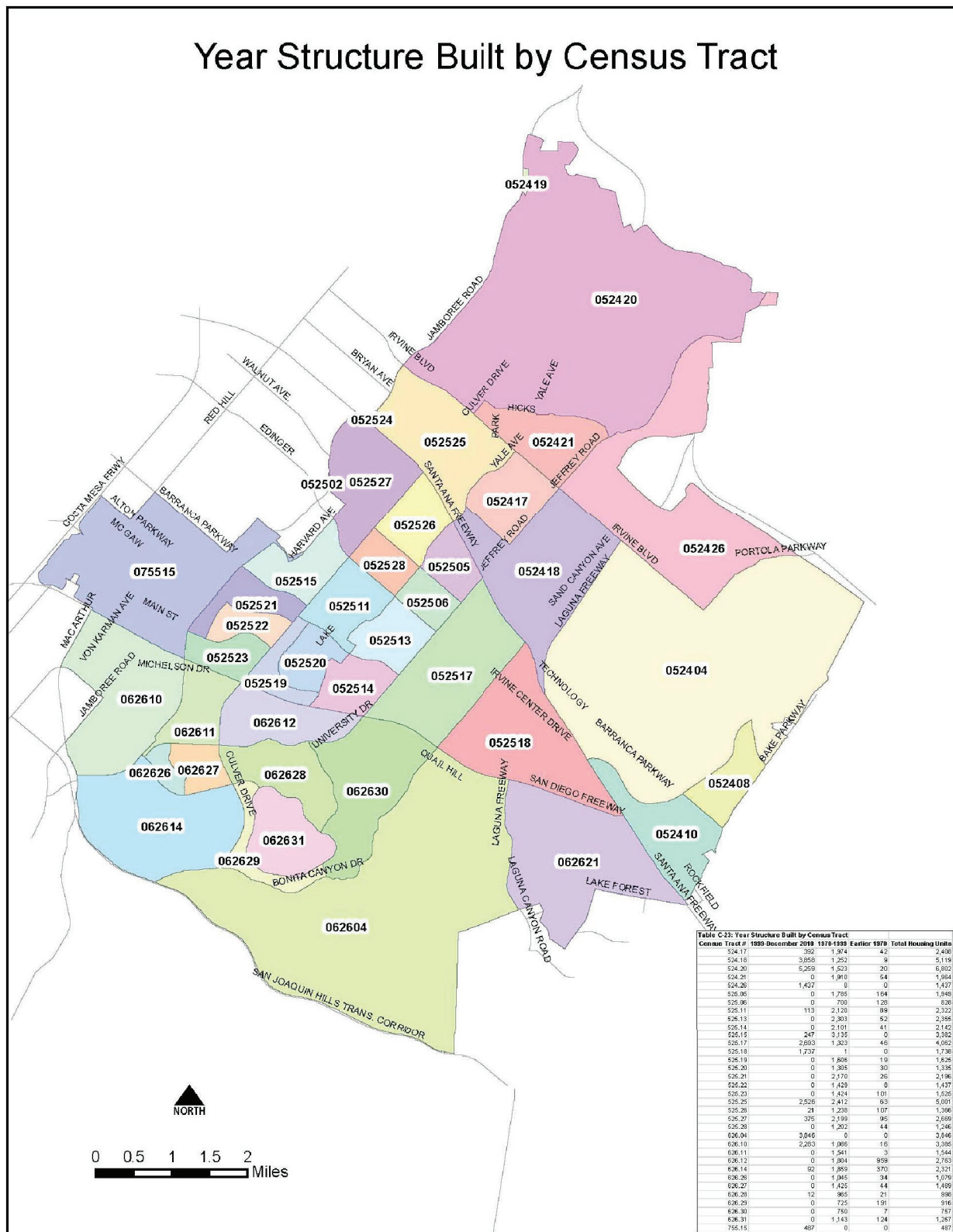
<b>A – Good</b>	No visible factors of deterioration evident
<b>B – Fair</b>	1-2 factors of visible deterioration evident
<b>C – Poor</b>	3-5 factors of visible deterioration evident

The scores of all features were then combined and an overall rating was given to the property. As indicated in Table C-20, 74 percent were rated as good, 23 percent were rated as fair, and three percent were rated as poor. Of the 13,198 properties surveyed, 3,027 are in need of some rehabilitation.

**Table C-20: Summary of Housing Conditions**

<b>Overall Condition Rating</b>	<b># of Units Surveyed</b>	<b>% of Units Surveyed</b>
Good (A)	9,711	74%
Fair (B)	3,027	23%
Poor (C)	460	3%
Total	13,184	100%

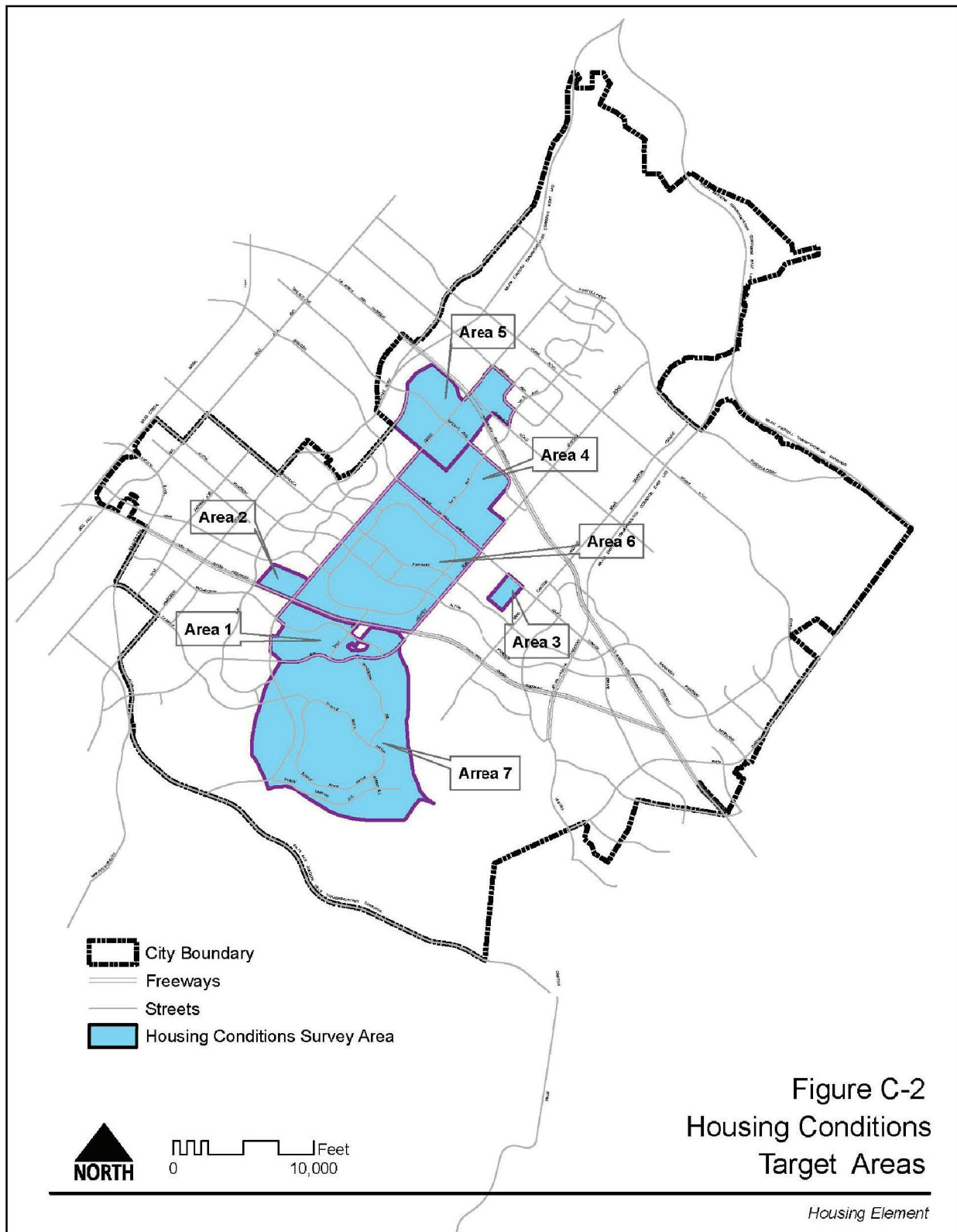
Figure C-1: Year Structure Built by Census Tract



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**Figure C-2: Housing Conditions Target Areas**



### ***Target Area 1 – University Park, University Terrace, Parkside, Parkwood Apartments***

A total of 2,753 units were surveyed in Area 1. Overall, the housing units in Area 1 are in good condition. The results of the housing condition survey indicate that the Parkwood Apartments and housing units in the University Terrace and Parkside neighborhoods show very limited signs of deterioration. It is evident that the housing and apartment units are well maintained. University Park is an older neighborhood in the western region of Area 1. The housing survey indicated a number of minor roof and paint repairs are needed, primarily in University Park.

The University Park neighborhood consists of single-family detached and attached homes and condominiums. The community appears to be an older neighborhood compared to the communities east of University Park. Although the structure of the housing units are in good condition, there are a significant number of units that require minor roof repairs, paint touch-up, and/or repair or replacement of exterior beams and trim. The majority of repairs include replacing cracked ceramic or wood roof shingles, or replacing fallen asphalt shingles. Approximately 25 homes still have asphalt driveways that are cracked or uneven. Considering these repairs are minor, the housing condition survey gave the University Park neighborhood a B grade.

The University Terrace and Parkside neighborhoods contain single-family attached condominium and town homes. The existence of a homeowners association provides quality consistency throughout the neighborhoods. All housing units were in very good condition with no apparent signs of deterioration. Both neighborhoods received an A grade at the conclusion of the housing survey.

The Parkwood Apartments are well maintained and in very good condition. At the completion of the housing survey, the Parkwood Apartments received an A grade.

### ***Area 2 – Culverdale***

A total of 461 single-family housing units were surveyed in Area 2. The housing stock in the area consists of single-family detached homes that were found to be in relatively good condition. Some of the properties are in need of minor paint touch-up, or require repairs for splintering and rooting exterior beams and trim. Nineteen homes have asphalt driveways that are cracked or uneven and need to be replaced. Almost all properties need to have the house address numbers re-painted on the curbside. Beyond minor cosmetic improvements, the neighborhood is well maintained by a homeowners association and received an overall grade of A- on the housing conditions survey.

### ***Area 3 – Orange Tree***

A total of 412 single-family homes were surveyed in Area 3 with the results indicating that this area has been well maintained. Although a few homes show signs of weathered paint and splintered wood trim (mostly along the backside of the property facing the alleys), the overall condition of the housing unit exteriors remains among the highest quality in the City, considering the housing stock consists of older homes. The existence of a homeowners association likely contributes to the quality maintenance of the homes. The housing conditions in the Orange Tree neighborhood received an A grade.



#### ***Area 4 – Deerfield Apartments, Deerfield Park, The Ranch, El Camino Glen, The Willows***

A total of 2,573 single-family and multi-family units were surveyed in Area 4. A majority of the housing units surveyed were in good condition. There is one small, isolated, neighborhood in the northeast corner of The Willows neighborhood that showed signs of deterioration and neglect.

The greater Deerfield Park neighborhood consists of single-family detached housing units. The survey of the Deerfield Apartments indicated that the complex is in good condition. Considering the development is an older multiple-family development, only minor paint and roof repairs are needed. The housing conditions in the Deerfield Park neighborhood are in relatively good condition. There were very few signs of deterioration or neglect. The Deerfield Apartments and Deerfield Park neighborhood received an A grade on the housing conditions survey.

The Ranch and El Camino Glen neighborhoods consist of older, single-family detached housing. The housing units were observed to be in good condition. Landscape conditions and garage door maintenance have improved significantly since the previous housing survey. Both neighborhoods received an A grade on the housing conditions survey.

The Willows neighborhood is in need of improvement. Several homes are in need of roof repairs, fresh paint, garage door replacement, window repair, exterior beam and trim replacement, and landscape up-keep. The neighborhood shows significant signs of neglect by homeowners and/or renters. The absence of a homeowners association may be impacting The Willows neighborhood. Based on numerous signs of deterioration and neglect, The Willows neighborhood was assessed a B- grade on the housing conditions survey.

#### ***Area 5 – Irvine Groves, College Park, Green Tree Park, The Colony, The Racquet Club***

A total of 2,461 units were surveyed in Area 5. The overall area was observed to be in moderately good condition considering it is one of the older neighborhoods in the City. Overall, the quality of housing conditions in Area 5 receives an A- grade.

The Irvine Groves Community consists of condominium style units and showed no visible signs of deterioration or neglect. The presence of a homeowners association has provided consistent quality maintenance and responsibility on behalf of the homeowners. The Irvine Groves Community was observed to be in the best condition compared to the rest of Area 5 and received an A grade on the survey.

The College Park neighborhood consists of single-family detached housing units. The housing units were observed to be in moderately good condition. The only repairs necessary include minor paint touch-up and landscape improvements. The housing conditions in the College Park neighborhood received a grade of A- on the housing conditions survey.

The Green Tree Park neighborhood consists of single-family detached housing units. The housing conditions were observed to be in fair condition. There are a number of housing units that showed signs of faded or chipped paint, warped garage doors and poorly kept landscape. Although the neighborhood is managed by a homeowners association, it does not appear the association is maintaining the quality of housing units. The Green Tree Park neighborhood received a B- grade for housing conditions survey.

The Colony neighborhood consists of single-family detached housing units that are in good condition. Some housing units are in need of minor paint touch-ups. The only consistent repair needed throughout the neighborhood is to re-paint the house address on the curbside. The quality of housing conditions in The Colony neighborhood received a grade of A- on the housing conditions survey.

The Racquet Club neighborhood consists of single-family detached housing units. Overall, the neighborhood is in moderately good condition. The housing units in southeast corner of the neighborhood (east of Monroe) are in fair condition compared to the rest of the neighborhood. There are a number of properties in the southeast corner that require new paint, landscaping maintenance, repair or replacement of weathered exterior beams and trim and garage repairs. The housing conditions in The Racquet Club neighborhood receive a B+ grade on the housing conditions survey.

### ***Area 6 – Woodbridge***

The Woodbridge community has a total of 9,579 housing units comprised of single-family detached and attached housing, apartments, condominiums, and townhomes. A total of 2,653 housing units were surveyed. Considering the neighborhood is one of the oldest in the City, the housing conditions in the community were observed to be in very good condition. The community is managed by a number of different homeowner associations that help maintain the quality and condition of housing units and surrounding landscape. The housing conditions throughout Area 6 received an A grade.

### ***Area 7 – Turtle Rock***

The Turtle Rock community is comprised of 1,871 single-family detached homes. A large portion of the community consists of large, high-end homes that are very well maintained. The existences of homeowner associations has helped maintain high quality housing conditions and manicured landscape. Overall, the housing conditions in Area 7 received an A grade.

### **Conclusion**

Substandard conditions and the need for rehabilitation is not an issue with the City's affordable housing inventory. Units are well maintained by property owners. Moreover, like the rest of its housing stock, a majority of the City's assisted units are fairly new and in good condition.

To address deteriorating housing conditions, the City has operated a Residential Rehabilitation Program (RRP) since 2003. The purpose of RRP is to provide deferred loans and/or grants to very low, low and moderate income owner occupants of single-family detached dwellings, townhomes, condominiums, and mobile homes for the preservation of decent safe and sanitary housing. The RRP corrects hazardous structural conditions, makes improvements considered necessary to eliminate blight, promotes the construction of healthy, sustainable and resource-efficient housing, improves disabled access, and corrects building, health and safety code violations. Financial assistance through the RRP previously only consisted of emergency grants up to \$5,000 for emergency repairs such as leaking roofs, faulty plumbing or electrical wiring, or other necessary repairs. In 2010, the City established a loan program that provides three percent deferred loans of up to \$25,000 to assist low-income Irvine homeowners with critical home improvement needs.

## Housing Costs and Affordability

### Rental Costs

The Census Bureau collects information on median home values and median rents for the City of Irvine and this information is presented in Table C-21. Median home values in Irvine increased eight percent from \$292,600 in 1990 to \$316,800 in 2000. Home values increased even more dramatically during the 2000-2007 period. Since 2007 home values have moderated due to the national downturn in the economy and housing markets. Median rents in Irvine increased 38 percent (from \$925 to \$1,272) between 1990 and 2000 and the 2006-2010 ACS reported a median rent of \$1,788.

**Table C-21: Median Home Values and Rent - 1990-2010**

Value/Rent	1990	2000	% Change (1990-2000)	2006-2010 ACS	ACS Margin of Error	% Change (2000-2010)
Median Home Value	\$292,600	\$316,800	+8.3%	\$677,100	+/- \$7,994	+113.7%
Median Gross Rent	\$925	\$1,272	+37.5%	\$1,788	+/- \$14	+40.6%

Source: Bureau of the Census, 1990-2000 Census and 2006-2010 American Community Survey (ACS).

The Irvine Company owns and operates over 20,000 apartment units in Irvine. In March 2010, the City conducted a detailed rent survey of the Irvine Company's numerous apartments. The results of the rent survey can be found below in Table C-22.

**Table C-22: Irvine Company Apartment Rents (2010)**

Bedrooms	% of Units	Total Units	Minimum Rent	Maximum Rent	Average Rent
Studio	2.6%	520	\$1,282	\$1,473	\$1,365
1	38.3%	7,736	\$1,255	\$2,020	\$1,482
2	53.3%	10,771	\$1,435	\$2,757	\$1,881
3	5.8%	1,171	\$1,865	\$2,753	\$2,265
<b>Total</b>	<b>100.0%</b>	<b>20,198</b>	<b>\$1,255</b>	<b>\$2,757</b>	<b>\$1,800</b>

### Home Sales Prices

Based on sales information from DataQuick, the median home price in Irvine (including both condominium and single-family sales) as of October 2012 was \$625,000, a slight decrease from November 2008. Home prices have fallen statewide since their peak in 2006, partly due to the rise in foreclosures. Lenders often sell foreclosed properties at a discount, pushing median home prices down. A decrease in median home prices, therefore, does not necessarily reflect a decrease in the actual value of homes. Recent trends in the housing market indicate that housing prices in Orange County have begun to increase.

Table C-23 provides a comparison of median prices for single-family homes and condominiums in Irvine and nearby communities.

**Table C-23: Median Prices of Homes and Condominiums**

City	November 2008	October 2012	Percent Change
			2008-2012
Costa Mesa	\$500,000	\$488,750	-2.2%
<b>Irvine</b>	<b>\$635,000</b>	<b>\$625,000</b>	-1.6%
Lake Forest	\$284,682	\$450,000	58.1%
Santa Ana	\$270,000	\$336,000	24.4%
Tustin	\$434,000	\$466,500	7.5%
Orange County	\$398,500	\$459,500	15.3%

Source: Dataquick, (2008-2012).

### **Housing Affordability**

According to HCD, housing is considered affordable when it requires 30 percent (35 percent for owner-households) or less of the household's gross income. The 30 (or 35) percent includes rent or mortgage payment, utilities, taxes and insurance. The *California Health and Safety Code* (Sections 50052.5 and 50053) provide guidelines for estimating affordable housing costs for different income groups and tenure types. These guidelines are presented in Table C-24. Affordable housing rents and home purchase prices based on these guidelines are estimated for different income groups and presented in Table C-25.

**Table C-24: Affordable Housing Cost Guidelines**

Income Level	For Sale	For Rent
Extremely Low	30% of 30% of AMI	30% of 30% of AMI
Very Low	30% of 50% of AMI	30% of 50% of AMI
Low	30% of 70% of AMI	30% of 60% of AMI
Median	35% of 100% of AMI	30% of 100% of AMI
Moderate	30% of 120% of AMI	30% of 120% of AMI

AMI = Area Median Income

Note: Affordability levels should be adjusted for household size

Comparing the housing prices and rents shown in Table C-21 with the affordable housing costs in Table C-24, extremely low, very low, and low income households in Irvine have fewer housing options than their higher income counterparts. The City maintains 4,165 affordable rental units and 13 ownership units for lower income households, with an additional 250 affordable units approved or under construction. However, market rate rentals are rarely an option for lower income Irvine residents, though moderate income households are able to afford rents in the City. The ability to purchase a home is beyond the reach of most lower and moderate income Irvine residents, when using the state's affordable income and pricing standards. In order to address the need for affordable ownership, as well as rental housing, the City established the Irvine Community Land Trust (Land Trust), a nonprofit public benefit corporation dedicated to providing affordable housing opportunities for the community. Under the community land trust (CLT) model, the Land Trust owns the underlying land and sells or rents the houses to individual lower income homeowners and renters at affordable costs. The homeowner and the Land Trust enter into a 99-year, renewable ground lease, which gives the homeowner exclusive use of the land and nearly all of the benefits of traditional homeownership. The City also coordinates with the Land Trust to pursue land acquisition opportunities for a range of affordable housing options,

including rental apartments, ownership housing, emergency shelters, transitional housing, supportive housing and SRO housing.

In addition, the City has developed a Housing Strategy & Implementation Plan (Implementation Plan). The Implementation Plan establishes a housing strategy for the City that works to maintain the high quality of both new and existing housing, emphasizing permanent affordability whenever possible, and continue to disperse the affordable units throughout the community. Design standards incorporate green design/sustainable development and accessible development features to improve affordability and contribute to resource conservation and accessibility in the community. The City has adopted an ambitious goal of 9,700 units of affordable housing by the year 2025, representing 10 percent of the City’s total projected housing units. To meet this goal, the Implementation Plan presents three recommendations, the first of which has been completed:

- Creation of the Irvine Community Land Trust
- Modification of the City’s Existing Homeownership and Rental Housing Programs
- Adoption of New Design Guidelines

**Table C-25: Affordability by Income Group – 2013**

<b>2013 County Median Income = \$87,200</b>	<b>Income Limits</b>	<b>Affordable Rent</b>	<b>Affordable Price (est.)</b>
Extremely Low (<30%)	\$28,900	\$578	--
Very Low (31-50%)	\$48,150	\$1,014	--
Low (51-80%)	\$77,050	\$1,232	--
Moderate (81-120%)	\$104,650	\$2,322	\$435,512
Above moderate (120%+)	>\$104,650	>\$2,322	>\$435,512

Assumptions:

-Based on a family of 4

-30% of gross income for rent or Principal/Interest/Taxes/Insurance

-10% down payment, 4.5% interest, 1.25% taxes & insurance, \$200 HOA dues

Source: Cal. HCD; J.H. Douglas & Associates

## Assisted Housing Developments “At Risk” of Conversion

### Inventory of At-Risk Units

Table C-26 presents the inventory of affordable housing developments in Irvine, providing information on the funding sources, number of units, target populations, and earliest date of conversion to market-rate housing due to expiration of affordability controls or subsidy contracts.

**Table C-26: Affordable Housing Developments**

<b>Project Name</b>	<b>Type</b>	<b>Total Units</b>	<b>Assisted Units/ Income Level</b>	<b>Unit Size</b>	<b>Funding Source(s)</b>	<b>Earliest Date of Conversion</b>
AbilityFirst	Disabled	24	24 very low income units	1 and 2 BR	City of Irvine CDBG & HOME, Multi-Family Housing state funds, PRAC/811	2061
Avalon Irvine Phase I	Family	280	23 very low income units	1 & 2 BR	Developer funded	2037